

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, TOWN HALL, MARKET PLACE, NEWBURY ON
WEDNESDAY 11 JULY 2016 AT 7.30PM.**

PRESENT

Councillors, Jeff Beck; Jeanette Clifford; Jo Day; Adrian Edwards; Miles Evans; John Gardner; Dave Goff; Elizabeth O'Keefe; Anthony Pick (Chairperson); Kuldip Singh Kang.

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer
Kym Tucker, Corporate Services Officer

28. APOLOGIES

Councillors Margo Payne, Andrew Steel.

29. DECLARATIONS OF INTEREST

The Chief Executive Officer declared that Councillors Jeff Beck, Jeanette Clifford, Adrian Edwards, Dave Goff and Anthony Pick are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer also made the following statement on behalf of Councillors Jeff Beck, Adrian Edwards and Anthony Pick who are Members of West Berkshire Council Planning Committees and Jeanette Clifford who is a Substitute Member of West Berkshire Council Planning Committee: "I wish to make it clear that any comments we make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that we may vote when any application is considered by West Berkshire District Council. At that time, we will weigh up all the evidence."

In considering the following applications, Councillors, Jeff Beck, Dave Goff & Anthony Pick declared that they had been lobbied: **16/01583/FUL.**

In considering the following application, Councillor John Gardner declared that he had prejudicial interest and took no part in the vote: **16/01543/HOUSE.**

In considering the following application, Councillor Jeanette Clifford declared that she had a personal interest: **16/01463/OUTD.**

In considering the following applications, Councillor Elizabeth O'Keefe declared that she had been lobbied: **16/01719/HOUSE & 16/01720/CON.**

30. MINUTES

PROPOSED: Councillor Jeff Beck

SECONDED: Councillor Adrian Edwards

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 20 June 2016 be approved as a correct record and signed by the Chairperson.

31. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were none.

32. MEMBERS' QUESTIONS AND PETITIONS

There were none.

33. SCHEDULE OF PLANNING APPLICATIONS

To note that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

In considering the following application, Councillor Adrian Edwards voted against the decision: **16/01543/HOUSE.**

34. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

To note that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

35. SCHEDULE OF PLANNING DECISIONS

The information was received and noted by the Committee.

36. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence (New) 16/00925/LQN – Boobars BBQ Ltd – 5 Market Place, Newbury**

Applicant: Boobars BBQ Ltd

No objection.

37. RELOCATION OF BUS SHELTER FROM VALLEY ROAD, NEWBURY

Members supported this proposal. However, they recommend that the bus stop be inset into the pavement rather than marked out on the carriageway, in order to discourage parking in it by cars.

**38. TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 16/00233/HOUSE FOR 12 BUNKERS HILL, NEWBURY FOR THE
CONSTRUCTION OF A FIRST FLOOR EXTENSION AND GARAGE CONVERSION.**

The information was received and noted by the committee.

39. POSSIBILITY OF DISPLAYING ELECTRONIC PLANS

Members discussed the proposal to display planning applications electronically at Committee meetings and the idea was met with a mixed response. After some discussion it was agreed that the CEO would explore options to complement the current procedure with electronic presentation.

40. SANDLEFORD PARK – UPDATE

It was noted that the proposed consultation meeting that was to be held at the Rugby Club, Monks Lane had been cancelled by Donnington New Homes. It was hoped that it would be rescheduled for some time after the school holidays.

41. REVIEW OF THE NEWBURY TOWN DESIGN STATEMENT

After a short discussion it was agreed that the CEO would re-circulate an e-mail giving instructions on how to use the Drop Box to hold any new pictures or information that Councillors have and further information as to what would need to happen next.

Councillor Adrian Edwards offered his assistance to any member who wished to get involved in this project.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.40PM.

CHAIRPERSON

PLANNING AND HIGHWAYS COMMITTEE MEETING
11 JUNE 2016
ITEM 33 - SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection	16/01555/HOUSE	20 Grove Road, Newbury for Mr & Mrs S Harrop	Conservatory
2	No objection/comment: Since submitting the previous application, the applicant has taken effective steps to consult the neighbours affected by the development and to heed their concerns. We are therefore content that the earlier causes of objection have been dealt with. We recommend that the lights attached to the north of the building which have been turned off should be disconnected so that they cannot be reactivated in future. We also recommend that the various roof projections be painted to a uniform grey colour to harmonise with their surroundings	16/01583/FUL	370 London Road, Newbury for Noosa Development (Newbury) Ltd	The instillation of air conditioning units, plant, ventilation flues and intakes/extracts, which with associated screening, lighting and landscaping
3	No objection/comment: Members support the recommendations of the Tree Officer on the protection of trees to the rear of the site	16/01543/HOUSE	36 Conifer Crest, Newbury for Mr Pask	First floor bedroom extension and associated internal alterations
4	No objection	16/01660/HOUSE	130 Russell Road, Newbury for Mr & Mr Flight	Two-storey extension to rear with internal alterations and addition of windows
5	Objection/comment: 1. The exit from Tydehams to Andover Road would remain unsafe for any increase in vehicle movements. We support the concerns of the Highways Officer in this regard. 2. We oppose any change from the residential character of the area, the unique architectural character of Tydehams, or the character of Andover Road as a gateway road to Newbury.	16/01463/OUTD	Upcot, Tydehams, Newbury for Brian Willis	Demolition of existing dwelling house, redevelopment with residential care home – matters to be considered access, layout and scale

	Such changes would be introduced by this application, in our view inappropriately. 3. In particular, the application would in our opinion be contrary to the Newbury Town Design Statement. 4. The development would set a bad precedent for potential redevelopment of Tydehams dwellings			
6	No objection/comment: We are content that the application would be in harmony with the existing house and its neighbourhood.	16/01550/HOUSE	Birch Mead, Tydehams, Newbury for Simon & Joanne Rutter	One and a half storey side and rear extension with lowered internal ground floor to the rear, single storey rear extension, detached garage, extended driveway area to the front
7	Given that the house has been built, we are not clear why this application is necessary.	16/01645/FUL	10 Mayfair Drive, Newbury for Peter Bell	Section 73A: Removal of condition 4: Construction Method Statement, 7: Dust Mitigation, 11: Code for Sustainable Homes. Variation of condition 8: Contaminated Land, of planning permission 13/03013/FUL : Proposed Demolition of sub-standard dwelling and the erection of a new 4 no. b bedroom dwelling with associated parking and amenity
8	No objection	16/01686/FULD	11 London Road, Newbury for Vokin Construction	Conversion of ground floor retail unit in a 1-bedroom duplex residential unit and refurbishment of the existing two-bedroom duplex residential unit
9	No objection	16/01718/FUL	Camp Hopson, 7-11 Northbrook Street, Newbury for Morley Stores Ltd	Alterations to shop front including insertion of additional shop entrance and replacement of retractable awnings
10	No objection	16/01719/HOUSE	7 West Mills, Newbury for Mr M Eaton & Mrs J Caddy	Part demolition of existing rear extension and construction of new single storey replacement extension.
11	No objection	16/01720/CON	7 West Mills, Newbury for Mr M Eaton & Mrs J Caddy	Part demolition of existing rear extension and construction of new single storey replacement extension

APPENDIX 2

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	<p>Objection/comment: We are opposed to the conversion to residential use of premises located well within the Newbury Trading Estate. Land zoned for industrial and commercial use should be protected for that purpose. In addition, we consider that the parking shortfall identified by Highways and the insufficient protection against noise from the warehouse below, identified by Environmental Health, are adequate grounds for rejection</p>	<p>16/01584/PACOU</p>	<p>Consort House, 42 Bone Lane, Newbury for Aman Mahal</p>	<p>Application to determine if prior approval is required for the Change of Use of the first floor from B1 (a) to C3 with the installation of an internal courtyard and refuse/recycling/parking and cycle provision</p>